



**ZONING ADMINISTRATOR
 PARCEL REVIEW COMMITTEE
 FINAL AGENDA
 WEDNESDAY, MARCH 13, 2019**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m.	<p>PUBLIC COMMENT</p> <p>Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.</p>

<p>1:30 p.m. HB</p>	<p><u>VARIANCE PLN18-00288</u> <u>LA MEXICANA</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, La Mexicana Investments Inc., for the approval of a Variance of ten onsite parking spaces, whereas the addition of a proposed 900 square foot detached ice cream and smoothie shop would require a total of 13 parking spaces for all existing and proposed uses on the property. The subject property, Assessor's Parcel Number 090-122-038-000, comprises approximately .26 acres, is currently zoned Mixed-Use (North Tahoe East) and is located at 8515 Brook Ave., in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by email at hbeckman@placer.ca.gov.</p>
<p>1:40 p.m. JB</p>	<p><u>VARIANCE PLN19-00002</u> <u>DENZLER</u> CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Tom and Erlinda Denzler for the approval of a Variance to reduce the front setback from Westshore Drive from 30 feet from property line to 20 feet from property line to construct a new 1500 square foot residence. The subject property, Assessor's Parcel Number 069-400-028-000, comprises approximately .21 acres, is currently zoned RS-B-X 6,500 (Residential Single Family, combining minimum Building Site of 6,500 square feet) and is located at 5144 Westshore Drive, in the Soda Springs area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 - New construction of small structures). The Planning Services Division contact, Janey Balvin, can be reached by phone at (530) 581-6212 or by email at jbalvin@placer.ca.gov.</p>